



*A BEAUTIFULLY UPGRADED SOUTH-FACING
APARTMENT OFFERING LUXURY FINISHES*



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McEwan Fraser Legal is delighted to present this beautifully presented and exceptionally well-finished two-bedroom apartment, set within a highly sought-after modern development on Easter Road. Offering stylish contemporary living, high-quality upgrades throughout, and a rare degree of privacy, this superb home is certain to appeal to a wide range of buyers.

The property is accessed via a secure and immaculately maintained communal entrance, professionally managed by a factoring company, creating an excellent first impression from the moment you arrive.

Internally, the accommodation is presented in true move-in condition and has been significantly enhanced by the current owners. The heart of the home is the stunning south-facing open-plan living, dining and kitchen area. Flooded with natural sunlight throughout the day, this impressive space enjoys a wonderful sense of privacy with attractive leafy views over mature trees and greenery – a rare and highly desirable feature for a city-centre location. A Juliet balcony further enhances the room, while a large fitted storage cupboard provides excellent practicality without compromising on style.





The contemporary kitchen has been thoughtfully renovated to an exceptional standard and features sleek cabinetry, generous worktop space and a full range of integrated NEFF appliances, creating a sophisticated and functional space for everyday living and entertaining alike.





Both double bedrooms are generously proportioned and beautifully presented. The principal bedroom benefits from a stylish en-suite shower room finished to a high specification, while the second bedroom offers excellent flexibility for guests, home working or additional family accommodation.







Bedroom 2

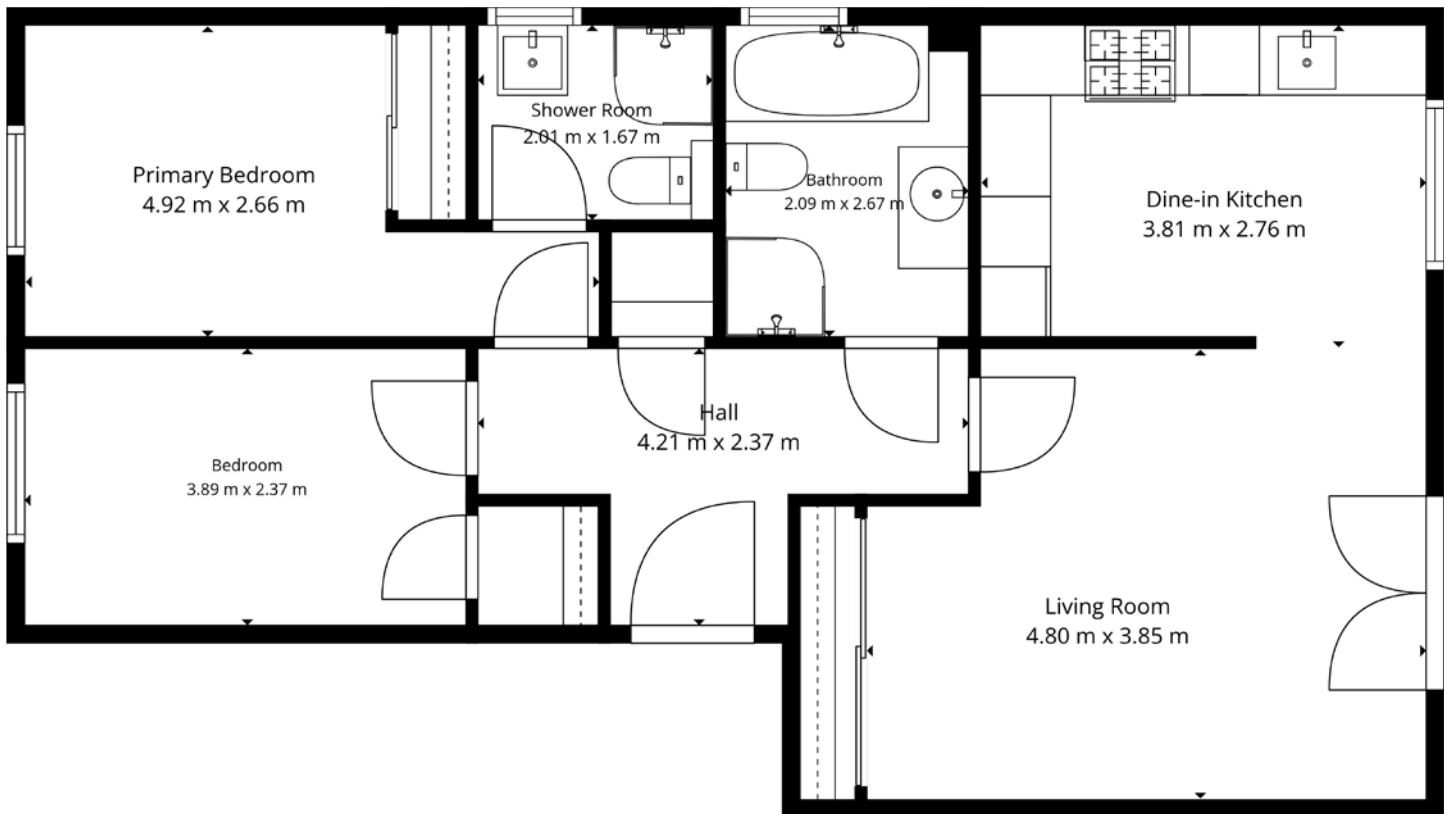


The main bathroom has also been upgraded by the current owners and boasts premium Roca sanitaryware, a separate bath and shower enclosure, a heated towel rail and heated flooring, delivering a luxurious hotel-inspired finish.



Further benefits include high-quality engineered wood flooring throughout much of the property, adding a genuine sense of quality and refinement, double glazing, a modern combi boiler and excellent storage options.





Gross internal floor area (m²): 70m²

EPC Rating: B

Externally, residents enjoy access to beautifully maintained communal garden grounds as well as secure bicycle storage facilities.

Offering a combination of stylish interiors, quality fixtures and fittings, excellent natural light and a highly convenient location, this outstanding apartment represents a fantastic opportunity to acquire a truly turn-key home in one of Edinburgh's most popular residential areas.





151/5 Easter Road enjoys an enviable position within one of Edinburgh's most established and increasingly popular residential districts. Ideally situated between the city centre and the vibrant waterfront communities of Leith and The Shore, the property offers residents the perfect balance of urban convenience and lifestyle appeal.

Easter Road itself is home to an excellent selection of independent cafés, restaurants, bars, artisan bakeries and specialist retailers, creating a thriving neighbourhood atmosphere. Nearby Leith Walk has undergone significant investment in recent years and now offers an impressive range of dining, shopping and entertainment options, while the fashionable Shore district is renowned for its award-winning restaurants, waterside bars and picturesque surroundings.

For everyday shopping, there is a wide choice of supermarkets and convenience stores within walking distance, with Meadowbank Shopping Park and Ocean Terminal providing a broader retail offering. Fitness enthusiasts are well catered for with a range of gyms, sports facilities and leisure centres nearby, including Meadowbank Sports Centre.

The Location

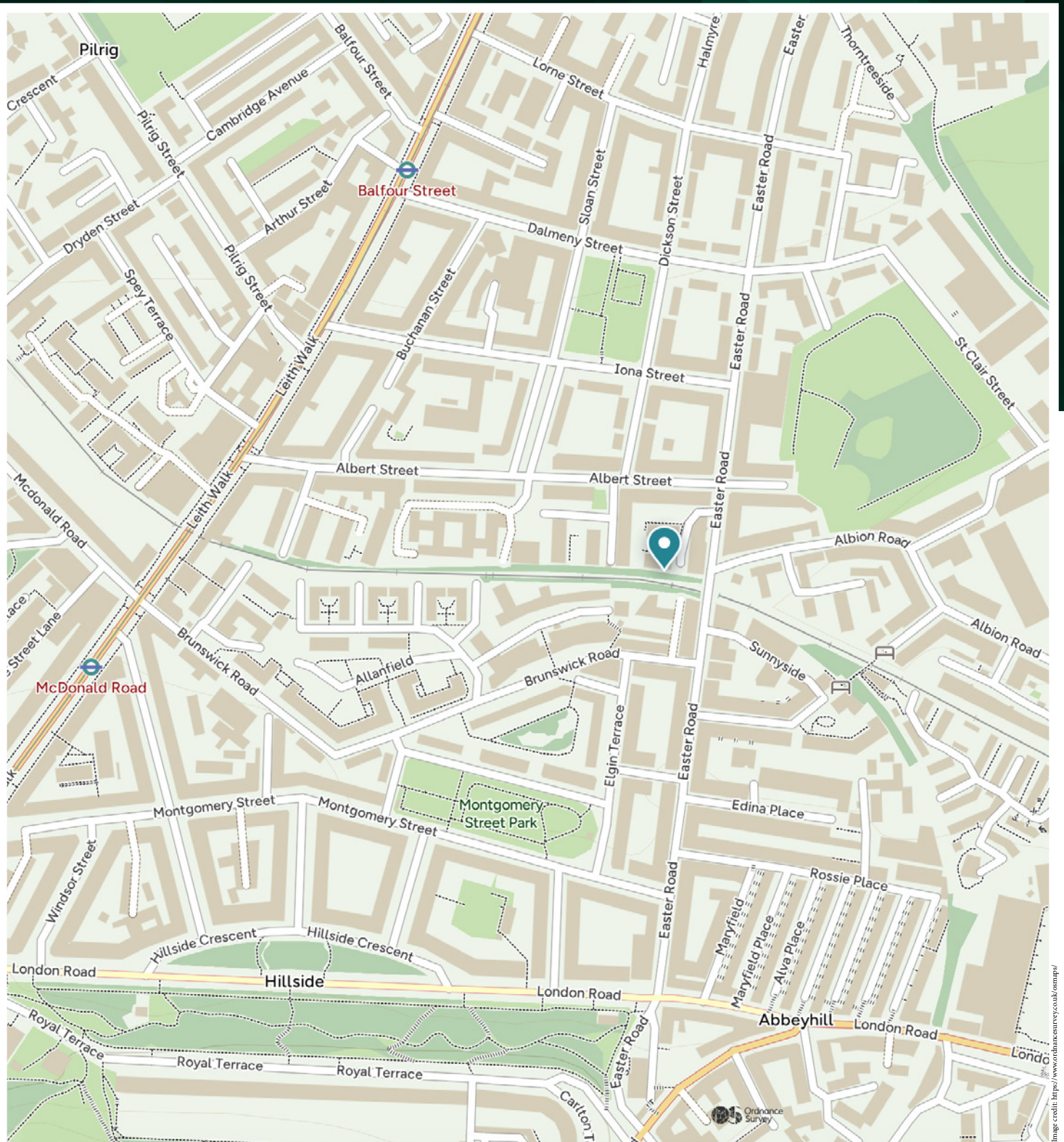


The area is particularly well served by green spaces. Residents can enjoy easy access to Holyrood Park and Arthur's Seat, one of Edinburgh's most iconic landmarks, offering miles of walking and cycling routes alongside spectacular panoramic views across the city. Calton Hill, Pilrig Park and Leith Links are also within close proximity, providing further opportunities for outdoor recreation.

The property benefits from excellent transport connections, with regular bus services operating throughout the area and providing swift access to Edinburgh city centre, Waverley Railway Station, the Royal Infirmary and Edinburgh Airport. The nearby tram network further enhances connectivity, linking residents to key destinations across the capital.

The location is also highly regarded for its proximity to many of Edinburgh's major employers, universities and cultural attractions, making it an ideal choice for professionals, first-time buyers, investors and those seeking a stylish city residence with exceptional convenience. Combining excellent local amenities, outstanding transport links and access to some of the capital's most desirable leisure destinations, this is a location that continues to grow in popularity year after year.

The Location



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Exchange
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THE SUNDAY TIMES
THE TIMES



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